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<b>Application Number</b>	12/0967/CAC	<b>Agenda Item</b>	
<b>Date Received</b>	25th July 2012	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	19th September 2012		
<b>Ward</b>	Romsey		
<b>Site</b>	191 Mill Road Cambridge CB1 3AN		
<b>Proposal</b>	Conservation Area Consent for the demolition of the existing building (193B Mill Road).		
<b>Applicant</b>	Mr c/o Agent		

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SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development does not accord with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The building is of no historic interest and does not contribute to the character and appearance of the Conservation Area.</li> </ol>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the northern side of Mill Road at the junction with Thoday Street. The site is currently occupied by a single storey building currently used as a charity shop falling within use class A1 retail.
- 1.2 To the east of the site, is a 2 storey flat roof building containing flats 4 A, B and C Thoday Street, which is accessed by a concrete driveway to the north of the site. To the south east are the upper floors of numbers 193 and 195 Mill Road.

1.3 The site falls within the extended Central Conservation Area and is within Mill Road East District Centre.

## 2.0 THE PROPOSAL

2.1 Conservation Area Consent is sought to demolish the existing single storey building, currently used as a charity shop )A1 retail.

## 3.0 SITE HISTORY

Reference	Description	Outcome
12/0967/CAC	Conservation Area Consent for the demolition of the existing building (193B Mill Road).	Concurrent Application

## 4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

## 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	4/11

### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012
	<u>Area Guidelines:</u>  Conservation Area Appraisal:  Mill Road Area

## 6.0 CONSULTATIONS

### Historic Environment Manager

- 6.1 The proposed development of this site is supported as the existing building is of no particular historic interest. Provided that the proposed design and materials are altered as per my comments, this application can be supported with conditions as it adheres to policy 4/11 of the Cambridge Local Plan 2006.

### Environmental Health

- 6.2 Dust and noise conditions recommended.
- 6.3 The above response is a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## 7.0 REPRESENTATIONS

Councillor Paul Saunders has commented on this application. I have set out his comments below:

*This site is within a Conservation Area and is also a part of the setting of St Philip's Church, a significant feature of the Mill Road & Thoday Street streetscape, it should be examined fully against relevant policies such 3/4 and 4/11.*

*If you are minded to approve this application I would like it to go to Committee for determination.*

- 7.1 The owners/occupiers of the following addresses have made representations:

Romsey Mill, Hemingford Road

- 7.2 The representations can be summarised as follows:

Parking comments

- Will the reduction of parking spaces and given that one of the three remaining spaces will be for disabled, will the Charity Shop be allowed use of this?
- Many of our volunteers have to use a car because of mobility issues so parking close the shop unit will be important.
- If this space were not allocated for shop use would there be any provision for off road parking that could be made instead?
- Will there be sufficient space for storage and room to take the bins out for collection.

Other Issues

- The change of use for the Charity Shop is only a temporary consent.

- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

- 8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Third party representations

## **Principle of Development**

- 8.2 The existing building is of no historic interest. There will be no harm to the character and appearance of the Conservation Area resulting from its demolition.

## **Third Party Representations**

- 8.3 The issues raised in the representations received have been considered in the above report. The following issues have also been raised:

*Will the reduction of parking spaces and given that one of the three remaining spaces will be for disabled, will the Charity Shop be allowed use of this?*

The scheme provides 4 car parking spaces for the ground floor businesses. The use of the car parking is a management issue. The spaces are suitable for disabled users.

*If this space were not allocated for shop use would there be any provision for off road parking that could be made instead?*

The scheme cannot allocate off road car parking on the public highway.

*Will there be sufficient space for storage and room to take the bins out for collection?*

Refuse storage for the shop unit is provided in the communal store to the rear of 191 Mill Road.

## **9.0 CONCLUSION**

- 9.1 The proposed demolition will not be harmful to the character and appearance of the Conservation Area. APPROVAL is recommended.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions and reasons for approval:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

### **Reasons for Approval**

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): 4/11

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:

[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)

or by visiting the Customer Service Centre at Mandela House.